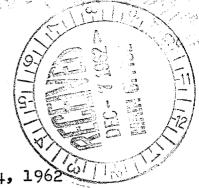FOSS LAUNCH & TUG CO.
660 West Ewing
Seattle 99, Washington

December 4, 1962

Reilly Tar & Chemical Corp
7841 Lake Washington Blvd
Renton, Wash

Gentlemen:

Attn: W. W. Roberts, Plant Manager

Enclosed you will find two copies of a lease on your waterfront property, which we have executed.

We are retaining one copy for our files, as per your letter of November 19th.

Yours very truly,

FOSS LAUNCH & TUG CO.
/s/ Paul A. Pearson

Paul A. Pearson
Vice President

# L E A S E

This Lease, made in duplicate, this first day of December, 1962, by
and between the REILLY TAR AND CHEMICAL CORPORATION, an Indiana Cor-
poration, with its principal office in Indianapolis, Indiana, party
of the first part, and FOSS LAUNCH AND TUG COMPANY, a Washington Cor-
poration, with its principal office in Seattle, Washington, party of
the second part:

IWTNESSETH, that in consideration of this agreement, party of the
first part leases to party of the second part:

Harbor area adjacent to property of the party of the first part bounded
as follows:  Beginning at juncture of Outer Harbor Line with South
boundary (extended) of party of first part's property, thence along
such south property line to the beach, thence along the beach to the
south side of pipe trestle, thence along the south side of pipe trestle
to the western portion of the terminal wharf, thence along a line ex-
tending from the westernmost point of said terminal wharf to the outer
Harbor Line, thence along said Outer Harbor Line to point of beginning.

Lease of harbor area between Inner Harbor Line and Outer Harbor Line
is subject to permission by the Port of Seattle and to the restructions
and permissions granted in the Lease of this area dated January 1,
1941, between Peter C. Reilly and Port of Seattle, for the purposes
described below, at a rental of Three Hundred and Seventy-Five Dol-
lars ($375.00) per month.

The monthly rental of Three Hundred and Seventy-Five Dollars ($375.00)
is due and payable in advance the first day of each month at party
of the first part's office at 7841 Lake Washington Boulevard, Renton,
Washington.

Party of the first part is leasing to party of the second part the
area described above for storage of logs, and party of the second
part is authorized to drive, at its expense, a set of dolphins in
the area leased, to properly and safely anchor all logs. Any piling
already in place or other obstructions placed in this area are to
be removed by party of the second part on the termination of the
lease, if the removal is requested by the party of the first part.

Mooring of said logs shall not interfere with the use and operation
at any and all times of the docks and other installations of the party
of the first part, nor shall the logs be tied to the docks or other
installations of the party of the first part.

Party of the second part agrees to protect and hold harmless party
of the first part against any and all claims for bodily injury, in-
cluding death, to person or persons, or damage to property arising
out of, or in connection with, the use of the leased area.

This lease is for a period of one (1) year from the above date and
shall continue from month to month thereafter until one party gives
the other party thirty (30) days' notice in writing, by Registered
Mail, of cancellation.

This lease shall not be sublet or assigned and shall be binding upon the heirs, executors, administrators, and successors of the parties hereto.

This lease supersedes and cancels Leases dated September 1, 1947, and September 1, 1951, between the parties for harbor area.

IN WITNESS WHEREOF, the parties to this lease have hereunto set their hands or caused the same to be signed by their authorized officers or agents, the day and year first above written.

REILLY TAR & CHEMICAL CORPORATION

By _T. E. Reilly_
T. E. Reilly, Vice President

FOSS LAUNCH & TUG COMPANY

By _Paul A. Pearson_